

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: LITTLE SHORT PLAT

Case Number: PLD2006-00092; EVR2006-00086

Location: 8100 NE 379th Street

Request: The applicant is proposing to divide 10.01 acres into 2 rural residential lots for a property located in the R-5 zone.

Applicant: Neill Real Estate Services, LLC
Attn: Bruce Neill
12913 NE 41st Street
Vancouver, WA 98682
(360) 260-1028; (360) 254-1847 [Fax]
bruceneill@comcast.net

Contact Person: Same as applicant

Property Owner: Mark & Tammy Little
109 SW 1st Street, Suite 257
Battle Ground, WA 98604
(360) 609-3554

Staff Contact: Jose Alvarez, Extension 4898

Neighborhood Contact:

No mapping, but a courtesy copy has been sent to:
(NACCC) Art Stubbs, Vice Chair; 6804 NE 86th Court; Vancouver, WA 98662

Legal Description of Property:

(Parcel Number 263708-000) Southwest Quarter of Section 20, Township 5 North, Range 2 East of the Willamette Meridian

Plan/Zone Designation: R-5

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.200.030 (Interpretations), Section 40.210.020 (Rural Residential Zoning District), Section 40.350 (Transportation), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.420.010 (Flood Hazard Area), Section 40.440 (Habitat Conservation), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), 40.550.020 (Variances), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: July 31, 2006

Fully Complete: August 14, 2006

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Jose Alvarez at (360) 397-2375, Ext. 4898** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- “Weekly Preliminary Plan Review Status Report,” (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Jose Alvarez
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact Jose at jose.alvarez@clark.wa.gov

Date of This Notice: August 31, 2006

<p><u>Closing Date for Public Comments:</u> September 14, 2006</p>
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